



**ORDINANCE NUMBER 2527**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA SYSTEM AND AN EQUIPMENT BUILDING WITHIN THE ONE FAMILY RESIDENCE-2 (R-2) ZONING DISTRICT AT 3723 VALLEY VIEW LANE; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna system to be mounted on the side of the existing City of Farmers Branch water tower located at 3723 Valley View Lane east of the City of Farmers Branch Police and Municipal Court building within the One Family Residence-2 (R-2) zoning district. The antenna system shall include nine (9) panels painted the color of the water tower, each matching in size and shape, and alternately spaced in groups of three (3) between the already existing antennas in the topmost row around the tower at a height of 100 feet above grade.

An associated equipment building, approximately 240 square feet in area and ten feet nine inches (10' 9") in height shall be placed at the southwest base of the water tower adjacent and parallel to the existing Nextel and approved AT&T equipment buildings.

SECTION 2. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended by the granting of a specific use permit and approval of an associated site plan for a cellular communications antenna and an equipment building to be constructed, situated and located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 3. That the equipment building's exterior finish shall match the color of the Farmers Branch Justice Center screening wall fronting Valley View Lane, the exterior walls be split-face masonry block, and the building have a flat roof, unless otherwise approved by City Staff.

SECTION 4. That Southwestern Bell Wireless or subsequent owner of the antenna system and equipment building, shall remove the wireless communications antenna, associated equipment building, and all appurtenances within ninety (90) days subsequent to such time that the antenna and equipment building becomes obsolete and the use is abandoned.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

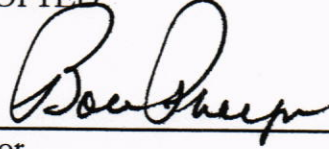
SECTION 7. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.



Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 3<sup>rd</sup> day of April, 1998.

ADOPTED:



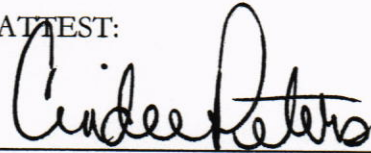
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:

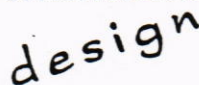


City Secretary





**2 DETAIL SITE PLAN**  
1"=10'-0"



CHECKED BY: RQ  
DRAWN BY: PS/RQ DATE: 1-3-2000  
PROJECT NO. SHEET NO.

99032 A-1

Exhibit "A"  
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# Summary of Mailed Notices

## Property Owner List

Property Location 3723 Valley View

No.	Property Address	Property Owner	Written Responses Received		
			In Favor	Opposed	No Resp.
1	3939 VALLEY VIEW	DALLAS COUNTY COMMUNITY COLLEGE DISTRICT 701 ELM ST DALLAS TX 75202	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	13208 CEDAR	WILLIS,JOHN ALLISON  13208 CEDAR LN FARMERS BRANCH,TEX 75234	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	13206 CEDAR	MCCLURE,CHARLES A III & SUSAN BARBEE MCCLURE 13206 CEDAR LN FARMERS BRANCH,TEX 75234	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	3723 VALLEY VIEW	FARMERS BRANCH CITY OF  PO BOX 819010 FARMERS BRANCH,TEX 75234	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	13204 CEDAR	SIMON,CHARLES N & ARCHANA 14918 HILLCREST RD DALLAS TX 75248	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	13243 PENNYSTONE	COOK,BLAINE W & THERESA A WATHEN 13243 PENNYSTONE DR DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	13233 PENNYSTONE	ORMES,RAY C  13233 PENNYSTONE DR DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	13223 PENNYSTONE	DOZAL,ESTHER  13223 PENNYSTONE DR DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No.	Property Address	Property Owner	Written Responses Received		
			In Favor	Opposed	No Resp.
9	13202 CEDAR	CLIFFORD,TIMOTHY J & SUSAN K 13202 CEDAR LN FARMERS BRANCH,TEX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75234			
10	13211 PENNYSTONE	DUNDON,ANDREW SCOTT  17720 KNOLLMEADOW LN DALLAS TX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75287			
11	13207 PENNYSTONE	SELLARS,WILLIAM G & KAREN MARIE 13207 PENNYSTONE DR DALLAS TX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75244			
12	13171 PENNYSTONE	WHITE,DAVID C III & SUSAN L 13171 PENNYSTONE DR DALLAS TX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75244			
13	3622 CEDAR	MOORE,RICHARD A & LINDA S 3622 CEDAR LN FARMERS BRANCH,TEX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75234			
14	13161 PENNYSTONE	KEYS,AMY L & SHAWN GRIFFITH 13161 PENNYSTONE DR DALLAS TX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75244			
15	13151 PENNYSTONE	FOSTER,DAVID C  13151 PENNYSTONE DR DALLAS TX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75244			
16	13141 PENNYSTONE	ROOK,CHRISTOPHER C & NICOLE F 13141 PENNYSTONE DR DALLAS TX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75244			
17	13131 PENNYSTONE	PHILLIPS,WILLIAM C  13131 PENNYSTONE DR DALLAS TX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		75244			

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<i>No.</i>	<i>Property Address</i>	<i>Property Owner</i>	<i>Written Responses Received</i>		
			<i>In Favor</i>	<i>Opposed</i>	<i>No Resp.</i>
18	13121 PENNYSTONE	WIESE,DONNA LOU 13121 PENNYSTONE DR DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19	3700 VALLEY VIEW	MIDWAY ROAD BAPTIST CHURCH 3700 VALLEY VIEW LN DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20	3650 VALLEY VIEW	POLLMAN HAROLD A DBA HARPOL INVESTMENTS 13655 PRESTON RD DALLAS TX 75240	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21	13111 PENNYSTONE	WILKINS,CYNTHIA J 13111 PENNYSTONE DR DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22	13051 PENNYSTONE	SPEED,ALICIA J 13051 PENNYSTONE DR DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23	13041 PENNYSTONE	WALKER,FAYE T 13041 PENNYSTONE DR DALLAS TX 75244	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Total Number of Notices Mailed</i>		23			

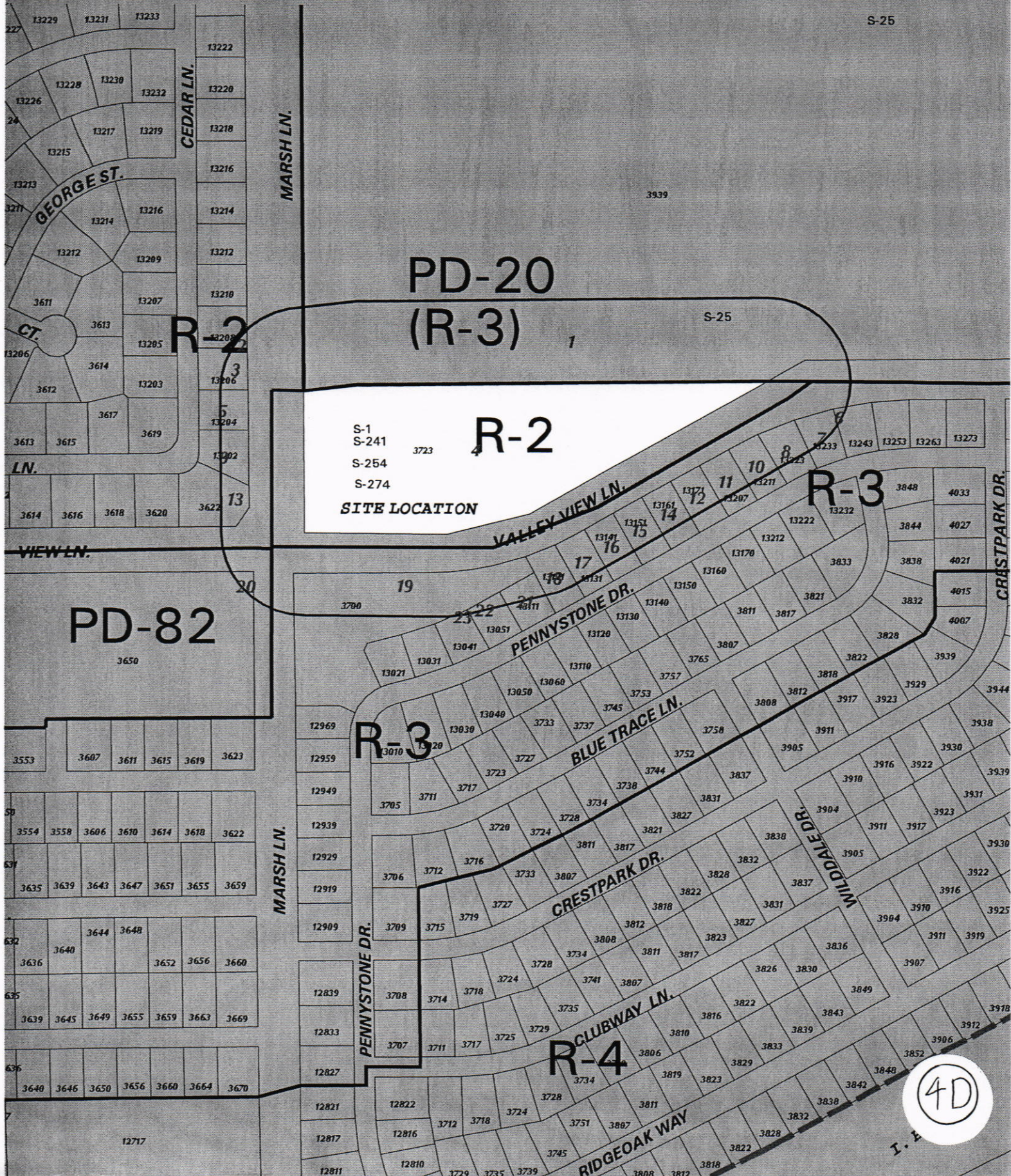


1" = 300ft.

# 00-SU-01 3723 VALLEY VIEW



S-25





**ORDINANCE 2527  
HAS A SCRIVNER'S  
ERROR**

**THE YEAR THIS  
ORDINANCE WAS  
PASSED SHOULD BE 2000  
(NOT 1998)**